150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

"SHAWNIGAN LAKE"
9 Rooms and 9 Acres

A large country home close to lake, highway, schools and shopping. Living room 20' x 30', large dining room and den 20'x20', 5 bedrooms, 2 bathrooms, 3 fireplaces and cabinet kitchen. Full price with 9½ acres $23,000
Call SID LANGHELT at EV 5-6741 or GR 7-6098.

"HIGH AMONG THE OAKS"

Quality 3-bedroom bungalow with large LR, smart corner FP, dining room with view windows. Smart cab kit in natural wood with mahog arborite counter top. 3 bedrms, 1 twin size. Through hall and pleasing bathroom with vanity. Full base with O-O-M. If you are looking for a choice high location, see this today. Large NHA mtge $16,200
Please call MRS. JOHNSTON, EV 5-6741 or EV 3-6655.

"ORCHIDS ARE RARE"

And so are opportunities for obtaining properties in the lovely Queenswood area. This 2-bedroom modern bungalow set on 1 acre of beautifully landscaped ground is a wonderful "buy" at only $15,000
Call BILL KENNEDY now, before this "ORCHID" disappears. EV 5-6741 or EV 4-4026.

"DUPLEX" 3 YEARS OLD
$14,900

Stucco duplex with full high concrete basemint, oil furnaces. Main floor of each suite consists of large living room, electric cabinet kitchens, 2 bedrooms with ample closet space. Situated on main artery. Close to schools and shops. For inspection of this exceptional value, call MRS. TURNER EV 5-6741.

"NHA—3 BEDROOMS"
$1,500 DOWN OR TRADE YOUR OLD HOME

Plans for this new NHA home were carefully drawn for my client last fall and include many extras. Now my client has been transferred east and must sell before completion. You can take advantage of his difficulties and snap up this one today. Let me show you the selected studding, carefully packed insulation in ceiling, walls and floors and many other construction details, that will be covered over in a week or two as the building progresses. When you are living in this house you will remember with satisfaction that you saw with your own eyes all the details of sound construction. 3 BEDROOMS, 17x12 LIVING ROOM, BRICK FIREPLACE, 9x12 DINING ROOM, 4-PIECE PEMBROKE BATH, FULL BASEMENT, OIL-O-MATIC HEATING, DRIVE-IN GARAGE, SIDING AND STUCCO EXTERIOR, MANY EXTRAS. FULL PRICE (FINISHED) $14,500
DOWN PAYMENT $1,500, AND BALANCE AT $88 MONTHLY. FIRST PAYMENT MAY 31ST. OCCUPANCY MARCH 31ST. ERIC A. MACFADYEN, EV 5-6741. 24-HR. SERVICE.

"THE WARM FEELING" OF HOME

We like to show this even on gloomy days. It's so bright and different — 5 rooms, Jubilee Hospital area, off Oak Bay Ave. 2 bedrooms, den or 3rd bedroom. 20-ft. living room, compact cabinet kitchen. Automatic heat, high finished basement and drive-in garage. Only 5 years old.
To settle an estate $13,500
TED CHARTRES, EV 5-6741 or EV 5-5508.

"ROWLAND HEIGHTS"

SETTLE in this highly desirable DISTRICT and enjoy this immaculate two or three-bedroom home which PROVIDES all the NEEDS and COMFORTS DEMANDED by a MODERN FAMILY. Attractive N.H.A. terms with low down payment at $13,250
Please make appointment to view through JIM GOLBY, EV 5-6741 or EV 4-4066.

"FASHION WISE"

AND "PURSE WISE" you WOULD BE SHOWING good judgment if you see with me the wonderful business opportunity that our "Exclusive Ladies 'Wear" shop has to offer. In the heart of our downtown area, priced right and showing excellent returns on invested capital. Excellent for husband and wife team. See the fashions in your weekend papers. Then dial MRS. WELLINGS at EV 5-6741 or res. GR 7-2769.

"OAKLANDS"

This well-planned 6-room home is only 2 years old. It has 3 bedrooms, large living room with fireplace, a full basement with garage. Total 1,125 sq. ft. Going for only $12,950
With good terms. To view this call G. SERIGHT at EV 5-6741 or GR 7-3673.

"BUY A NEW HOME"

WITH THREE BEDROOMS. We have three stucco bungalows, all with nice floor plans. All have oak floors throughout. Oil heat, full concrete basements, drive-in garages. Spring is coming early and the garden will prosper quickly. Financed to suit your budget. Will be completed by March 1. Ready now for your inspection. Full price $11,950
Dial MRS. WELLINGS at EV 5-6741 or GR 7-2769.

DUPLEX
$1250 DOWN

This duplex is in good rental district and has two spacious suites, wired for electric ranges. Upstairs range and fridge included. Auto-oil, garage and fruit trees. Full price $11,750
Phone HARRY HOBSON, EV 5-6741 or EV 2-7828 anytime.

$1500 DOWN
8 MONTHS OLD

This house is in excellent condition, 2 good sized bedrooms, fine electric kitchen, large living room, oil heat and drive-in garage. Schools, bus, stores nearby. Not far from Jubilee. Owner transferred, will sacrifice home with only $1,500 down and convenient monthly payments. Please phone SUZANNE HOBSON, EV 5-6741 or EV 2-7828 anytime.

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"MORE VALUE"

Here is an attractive 2-bedroom modern home that has many extra features to please the lady of the family, the gardener and the book lover. There is a library room in the basement, a lovely garden with greenhouse and fish pond, and the house itself is located close to schools and transportation. The full "sacrifice" price $10,500
is only
Call STAN ROZYLO, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-6104.

"LOW DOWN PAYMENT?"

If your present capital is limited but you can arrange good monthly payments, IF you desire a better home to live in and you are tired of looking at junkers, IF you call BILL HODGSON at EV 5-6741 you will find he has what you are seeking.

"A COUNTRY COTTAGE"

10 miles from town on 1½ acres of land. A modern stucco 4-room bungalow unbelievably finished. Wall-to-wall carpets. Glass-like finish, knotty pine walls, French doors which could lead to a patio. Modern cabinet kitchen and 3 bedrooms. A real dream of a cottage. Full price $8600
only
If it's the country you want don't miss this one. RON de MONTIGNY, EV 5-6741 or EV 5-1437.

"VICTORIA WEST"

High location, 5-room house consisting of 2 bedrooms, living room, dining room, electric kitchen and utility. Close to shops, churches and transportation. No steps, partial basement with automatic oil furnace. New Duroid roof and a real clean home. Full price $7500
Phone FORD McBRATNEY EV 5-6741 or EV 3-0429.

"DUPLEX"
$1,000 DOWN

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.).
Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

VALENTINE SPECIAL

See this smart 3-year-old stucco full basement bungalow. Situated on a high location with view, has a large living room, cabinet electric kitchen and 2 bedrooms. You will be delighted to know that this could be bought for only $1,750 down payment at the full price of $9500
only
Call GEORGE CHAN at EV 5-6741, res. EV 2-9416, at anytime, for appointment to view.

"RETIRED MAN'S DREAM"

Country store on ½ acre of wooded property where friends and neighbors meet. Doing a nice steady all-year-round business, to keep you pleasantly occupied but not rushed. Living quarters, store and fixtures all at $9500
Plus stock at invoice. Please call right away. MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

LANGFORD LAKE
$1500 DOWN

Attractive, comfortable 5-room cottage near beach. NOW AVAILABLE. Lovely kitchen, wired 220. Basement, hot water heat (most economic). Large lot. School and stores nearby. Full Price with easy terms $7750
This is very good value. Call SUZANNE HOBSON, EV 5-6741 anytime. EV 2-7828

"$750 DOWN"

This is your opportunity to purchase a home of your own, 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

"ESQUIMALT"
$1250 DOWN

Nice older-type home with 2 bedrooms (could be 3), extra room and extra toilet in basement. Clean and comfortable. Lots of fruit trees, garage. Near Dockyard and Naden. Full price $7950
with $1,250 down
Phone HARRY HOBSON, EV 5-6741 or EV 2-7828.

"SPLIT LEVEL"

Brand new attractive 3-bedrom home in secluded area, only $3,000 down. AKSEL PETERSEN, EV 5-6741 or EV 4-6571 anytime.

"LANGFORD"
"$1200 CASH"

10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value at $7200
DON BACON, EV 5-6741 or EV 4-0237.

"LANGFORD"
$1,500 DOWN OR LESS

This little bungalow in Langford has 2 bedrooms, and 3.6 ACRES. A $6994
worthwhile buy at
"Give or take a dollar." Call me and I'll give you the address. Yes, it's a multiple listing. Call ETHEL HARVEY at EV 5-6741 or EV 5-4368.

"LANGFORD — $5000"

Cosy, 7-yr shake bungalow, central location on good-size lot. Sep garage. Always bright and cheerful. $1,500 down, bal $50 monthly. Please call MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

"IDEAS?"

6-room home would suit two families. Has two separate 3-piece bathrooms, one up and one down. 2 gas ranges and 1 gas plate on separate meters. Brand new gas hot-water tank. This estate must be sold. $1,200 down, $3,750 payable at $50 per mo. Full price $4950
Call E. VESTRUP, EV 5-6741 or EV 3-1762.

P. R. BROWN
& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3439

OAK BAY

Outstanding 3-bedroom home on a quiet street, just 2 blocks from Willows Beach. 8 years old, features large living room with wall-to-wall carpet and picture windows facing rear garden and patio; two twin-sized bedrooms, smaller one used as a den, large kitchen with pass through to dining area, utility room, loads of closets. Full basement with compact suite, now rented; rumpus room with fireplace. Many extras. See this one. FULL PRICE $19,900
Terms arranged. To view call Mr. Clements, EV 4-5457 or office, EV 5-3435.

LAKE HILL
2 ACRES

In a beautiful area, close to all services. Comprises large living room, 3 bedrooms, 4-pc bathroom, modern electric kitchen, also den. On city water. HW oil heating. HW elec. Part basement. Exterior stucco. Duroid roof. Sep. double garage. Good chicken barn set for 100 chickens. Fruit trees. Well landscaped grounds in immaculate condition. FULL PRICE $17,500
Terms to be arranged. For further information on this property, please phone A. Marion, EV 5-3435 or EV 2-0697.

Exclusive
OAK BAY
5-RM MODERN BUNGALOW

Spacious 5-rm stucco bungalow full cut hardwood floors, entrance hall and thru hall. Lovely LR fireplace, French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage. PRICE $12,950
To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

FAMILY HOME

You just have to enter this immaculate 3-bedroom home to realize the workmanship put into it. Large LR with Roman tile FP connects to DR; oak floors throughout, spacious cab kit (220v.), with breakfast nook; 4-pc bath. Full high cement basement, Oil-O-Matic heat. Drive-in garage. Fully insulated, 2½ years old. Top value. No redecorating, just move in. Will not be on the market very long. Purchaser to assume existing mtge of approximately
$9000 AT 5¼%
monthly payments $81 including principal, interest and taxes. FULL PRICE $12,950
For further information and appointments to view call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

MT. TOLMIE
3 BEDROOMS

Very attractive new stucco bungalow, never been occupied, has large L-shaped LR with dinette, 3 bedrooms, 4-pc bath, convenient kitchen and full basement. Insulated, hardwood throughout, and Oil-O-Matic heating. Drive-in garage. Terms. FULL PRICE $12,750
Please phone A. M. Millar, EV 5-3435 or res. GR 7-1027

LANGFORD
FLORENCE LAKE

4 large lots each 78' frontage on lake. 4-room bungalow situated on one lot comprising LR, 2 bedrms, cab kit, 3-pc bath, part bsmt. Ideal location. Good swimming and fishing. Owners very anxious to sell. ASKING FULL PRICE $12,000
For further particulars please phone A. Marion, EV 2-0697 or R. Weber, EV 5-5433; or office, EV 5-3435.

FAIRFIELD
RANCHER

9 YEARS OLD
5 ROOMS CORNER LOT
ATTACHED GARAGE
AUTO OIL HEAT
VERY ANXIOUS TO SELL
ONLY
$11,950
Phone R. E. Hills, EV 5-3435; res. EV 3-6918

JAMES BAY REVENUE
$1500 DOWN

3 rentals, 3 large rooms each, separate entrance and heating. Close to sea, good rental district. FULL PRICE $7950
For further information, call F. Scherbaum at EV 5-3435; or EV 2-8301 anytime.

BRAND NEW
WE'RE IN ORBIT

Take your choice of four finished bungalows each consisting of 2 bedrooms, living room, 3-pc bath, modern elec cab kit, utility room, car port. Two, FULL PRICE, each $6700
Two, FULL PRICE, each $6500
$2,000 down. For particulars phone A. Marion, EV 2-0697 or R. Weber, EV 5-5433; or office, EV 5-3435.

SNAP
64 SAN JOSE
JAMES BAY

ONLY $1,500 DOWN
Owner is anxious to sell 4-room older-type bungalow, lot 50x100. Oil range heater and garbage burner included. Ceiling insulated. TAXES $36.20. This home must be sold. ASKING ONLY $4950
Phone R. E. Hills, EV 5-3435, res. EV 3-6918

FRASER BISCOE
756 PANDORA AVE. EV 3-9843
Drive-in Customer Parking

WHY PAY RENT

With $1,500 CASH you can buy your own home, the balance with monthly payments of $75 will continue to build up your equity. 4 rooms, full basement, dr-in garage, close to bus and store. Several important items included. Full asking price $8000
Call Mr. Wilkins at EV 3-9413, Eves. EV 3-4960.

A LIFE-LONG VALENTINE!!

Your HEART will always be in this lovely 2-bedroom home on over one acre of good land on the PAT BAY Hwy $11,850
Yours for only
For further particulars and to view call Alex MacLean Phone EV 3-9843 or after hours EV 3-7243.

OAK BAY — ONLY $9,000
Six rooms, 1,130 sq. ft., low taxes. All on one floor, plus full bsmt. Attractive older home nice lot, quiet street, close to all services. Please call Geo. Pethard, EV 2-8117; eves EV 3-1206. Newsead Realty Ltd.

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-3076 for appointments to inspect, and prices.

BOORMAN'S
$500 DOWN
CLOSE IN

Not a run-down house in a declining area but a 6-room home close to the junction of Fort and Yates Sts. Can be used as either 3 or 4 bedrooms. Good fenced lot with garage, small greenhouse, trees, shrubs, bulbs, berries, etc. Reasonable taxes. Full price $6700
T. Smith, res., EV 4-7325

FAIRFIELD

4-room, full-bsmt bungalow, HA piped heat. A well-kept home situated on quiet street close to all services. Full price $8400

ESQUIMALT

Stucco bungalow comprising 3 rooms plus dining area on main and two-room nonconforming bsmt suite. HA heating, excellent condition throughout. Extra 50'x125' lot included at full price of $8400
Good terms to responsible buyers on the above two properties. For further information, phone G. Haney, res. EV 2-2386.

BARGAIN HUNTING!
$3,000 DOWN

Most new homes in the 1,000 to 1,100-sq.-ft. class are selling in the $12,500 to $13,500 price range. This 10-year-old stucco bungalow with many of the new-home features has 1,031 SQ. FT.
4½ ROOMS
PLUS LAUNDRY PLUMBED FOR AUTO WASHER AND DRYER. WIRING FOR RANGE AND DOMESTIC HOT WATER. DRIVE-IN GARAGE. AUTO OIL FURNACE.
Situated in high location — with trees—less than 3 miles from the city centre. Price only $10,950
Stan Cornish, res. EV 3-5678

HURRY

For this one—it won't last. 5-rm modern stucco bungalow with high bsmnt and separate matching garage. Lovely living room with attractive fireplace. Dining room, 3 bedrooms, wide thru hall, 4-pce bath, cab elec kitchen. Good district, among other attractive homes. $3,000 to handle, with full price of only $11,200
C. Kelly EV 3-7124; res. EV 3-4864
F. Lonz, EV 3-7124; res. EV 2-2516

REALLY LOVELY

AND we are not exaggerating one little bit when we say that this is an attractive stucco bungalow. A high location in the Gorge, this home offers:
Living room 18x14 with FP.
Dining room 10x9.
Kitchen with nook 15x8.
Two bedrooms.
Laundry room.
Full basement.
Rumpus room with FP.
Hot-water heating.
Many other features.
In immaculate condition and the owner is only asking a fair price. Full price (terms) $11,900
W. I. Boorman, res. EV 4-0434

DEAN HEIGHTS
5% NHA LOAN
EXCLUSIVE

It will be a pleasure to show you this spotless 3-year-old bungalow; LR with FP, kitchen-dinette with counter, separating two good bedrooms, 4-pc bath. Full basement with HEATED BEDROOM (or den), McClary oil furnace, drive-in garage. Landscaped and fenced lot. Stone planters at front of house. Connected to storm drain and sewer. Clear title or generous loan available. Price $11,900
J. S. Boorman, res. EV 2-9086

OAK BAY

Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den. Electric kitchen, full cement bsmt. Oil-O-Matic heating. $16,750
lovely lot. Price
R. P. Harris, Res. GR 7-2998.

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

WATERFRONT
SECLUSION 6 MILES OUT

Charming 5-year-old stucco bungalow located on landscaped lot just one mile north of junction of Blenkinsop and Royal Oak Ave. 80-ft. secluded waterfront with private beach. Two bedrooms, 17x13 living room (with fireplace), 10x10 den, with double plate glass picture windows looking out on a million dollar view over Cordova Bay. 9x13 dining room, cabinet electric kitchen, oil hot air (conversion) part basement and separate garage. Full price $16,500
Some terms.
E. A. MACFADYEN EV 5-6741, NORTHWESTERN SECURITIES OF VICTORIA LTD. 24-HR. TELEPHONE SERVICE.

TRANSFERRED

Owner wants quick sale of 5-room home with 2-3 bedrooms, large living room, dining room with wall-to-wall carpets. Large kitchen includes electric range and electric hot-water heater, glassed-in front and rear verandas. Full basement contains "in-law suite" or revenue possibilities. Situated on quiet street, block from bus, school and stores, also good rental area. Will accept as low as $2,000 down and balance of $70 monthly. Please phone TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8832.

CANADA TRUST
$11,300 Very attractive, modern, five-room stucco home, extra basement room, oil heat to all rooms, double garage, easy kept lot in lawn and shrubs. Taxes $185 less $28. Clear title or terms of $3,000 down and balance monthly. Close to schools, bus, shopping, yet in choice city residential area.
F. Marconi, EV 2-8111; EV 4-6625

HOMES FROM
$12,500 - $22,500

2 to 3 bedrms, rumpus room with FP, bar, double plumbing. (OPEN FOR INSPECTION 12-5 P.M. SUNDAYS. CONTACT ROSENTHAL CONSTRUCTION, EV 4-3463).

SNUG 2-BEDRM HOME IN SOUTH Oak Bay. Suit retired couple. Price with terms $8500
For details, please phone Mrs. Lachlan, EV 2-5104 or EV 2-4044.
HICKS REALTY LIMITED

$1,000 (MAY BE LESS) DOWN, brand new, compact, 2-bedroom bungalow, with many special features. Oil-O-Matic heating. Full price only $8,950. Call Mrs. Fulton, EV 3-1952. The City Brokerage.

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic heat, nice corner Fairfield, owner $13,000 net. EV 5-8327.

OAK BAY—$1,500 DOWN, 2½-YR 3-bedrm rancher. Owner. EV 5-4022.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

All Exclusive! NHA Brand New!
Low Down Payments

1. 3 BEDROOMS, $2,200 DOWN, FULL PRICE $13,800
2. 3 BEDROOMS, $2,000 DOWN, FULL PRICE $13,100
3. 3 BEDROOMS, $2,000 DOWN, FULL PRICE $13,600
(On sewer)
4. 3 BEDROOMS, $2,900 DOWN, FULL PRICE $14,400
(On sewer)

All the above homes fully guaranteed, with full basements, Oil-O-Matic heat, high locations and close to all conveniences.
Call Len Wardle GR 7-3348 or Lew Moilliet, GR 9-2620.
Office, EV 5-8704.

Seaside Acreage

In our opinion this is really something—we'd like your opinion. Ask to view this approx. 2 acre piece of wooded land with 188 ft. of shore, wooded, and bounded by 2 paved roads, and you will agree it is worth the price asked.
Salesman C. Sinden, EV 3-0395
Salesman D. Dowsley, EV 5-2593
EV 5-8704 office.

Low Down Payment
$65 Per Month
Full Price $4950

Located ½ block from the sea. Clean and bright and consisting of thru hall, comfortable living room, 2 bedrooms, family-size kitchen and utility. Move right in with no additional expenses, oil heater and kitchen range included in price. Call now: this won't last.
J. Moore, EV 2-3646 or office EV 5-8704.

CAN'T FIND IT? BUILD IT!
LET US PROVE TO YOU IT IS MUCH MORE ECONOMICAL TO BUILD THAN TO BUY!
MANY LOVELY HOMESITES STILL AVAILABLE.
GUARANTEED WORKMANSHIP.
VERY LOW DOWN PAYMENTS (YOUR LOT MAY BE ALL YOU NEED).
FREE PLANNING SERVICE
ALL FINANCING ARRANGED.
ONE PRICE GIVEN INCLUDING ALL EXTRAS.
COMPETITIVE BIDDING FROM 5 OF VICTORIA'S FINEST CONTRACTORS.
SO
COMPARE THE PRICE, TERMS, THE SERVICE AND THE WORKMANSHIP. PROVE TO YOURSELF THAT "QUALITY HOMES" ARE BUILT THROUGH FRANK A. MARTIN AGENCIES LTD. YOU ARE UNDER NO OBLIGATION WHEN YOU CALL.
Office EV 5-8704
Len Wardle, GR 7-3348 — Lew Moilliet, GR 9-2620

Exclusive
OAK BAY BORDER

Immaculate 2-bedrm bungalow, located on a quiet boulevarded street, close to all conveniences. Large entrance hall, comfortable living room with fireplace, adjoining dining room, bright cabinet kitchen with dining area, two twin-sized bedrooms and bathroom. Full basement with furnace. Wall-to-wall carpet throughout entrance hall, living room and dining room. Situated on a well-landscaped lot with a backyard that offers seclusion. The full price including Venetian blinds and kitchen range is only $8950
Call J. Moore EV 2-3646 or office, EV 5-8704.

980 Greenridge Cres.
Home of Distinction

Situated in a beautifully landscaped setting in this high location with a sweeping view of the surrounding area below. Designed and built just two years ago by Victoria's most awarded contractor, this home is as modern as tomorrow. Features include wall-to-wall carpet in living-dining area, door off dining room to secluded patio with rockeries and pools. Ceiling height Roman fireplace, open beam ceilings and many others. On the upper level there are three bedrooms plus 4-pce bathroom with vanity. Lower level comprises 3-pce bathroom and utility combined, extra bedroom plus rumpus room. Lower level is presently used as a mother-in law self-contained suite with kitchenette. Oil-O-Matic heat and attached carport with extra storage. Full price $18,900
In attendance D. Munro, GR 7-1705, and J. Moore, EV 2-3646, or office, EV 5-8704.

$1000 DOWN
$75 PER MONTH

This fine home with almost immediate possession, located on a gently-sloping lot of over 1 acre. Home has living room with fireplace, large kitchen with new automatic oil range, roomy bedrooms, fully landscaped, separate garage and workshop. CALL NOW. Full price $8950
Call Ken Jensen, EV 5-8704 or 45M Keating. B. Walz, GR 9-6638.

Almost New
Lovely 3-Bedrm Home

Extra well-finished rumpus or bedrm, utility with tubs, and dr-in garage. Really well-planned home. Living room, fireplace with mahog wall. Wrought-iron planter, lovely de luxe mahog kitchen with dinette or dining room, 4-pce bath. On large lot, fenced, in lawn, garden and shrubs. Mt. Tolmie district, good services. Total price, only $14,500
Approx $3,500 down, balance $83 P.I.T. This is a good buy—call J. Mann to view, EV 5-3857 or office, EV 5-8704.

ESQUIMALT
4½% NHA

Seven years old, 3-bedroom home with full bsmt suite overlooking Saxe Point. This immaculate home has a nice central hall entrance which adjoins a large living-dining room with fireplace. Lovely 4-pce tiled bathroom with colored fixtures and vanity. Electric cab family-size kitchen with dining area and many extra features. Full basement has complete self-contained suite with private entrance, bringing in excellent revenue. Separate garage on a nice landscaped lot. Full price $18,500
To view call R. M. Walz, GR 9-6638 or Ken Jensen, office EV 5-8704.

3 BEDRMS - OIL HEAT
7 YEARS OLD

Situated close to schools, bus and shopping, this nice stucco bungalow, plastered throughout, has open fireplace, 3 good bedrms, 4-pce. Pembroke bath, large cabinet kitchen wired for range, attached garage and nice level lot. Revenue property or larger home will be considered trade. Full Price, only $8950
T. Mullen GR 7-3642 or office EV 5-8704

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

Acreage-Waterfrontage
4½ ACRES

Good two-bedroom home, possible 2 more bedrms up. Kitchen and dining room, large living with fireplace, full basement. Sawdust furnace. Best of vegetable land and parklike. Barn suitable for saddle stock. Within 3-mile circle. Price $18,000
Terms
Salesmen C. Sinden EV 3-0395 or D. Dowsley EV 5-2593, office phone EV 5-8704.

HIGH LOCATION
IMMACULATE CONDITION

This lovely 2-bedrm bungalow is ideally located for the retired couple or young family. Thru hall plan to good sized living room with fireplace, separate dining room, compact electric cabinet kitchen, 4-pce. bathroom, oak floors throughout and very tastefully decorated. Full basement with drive-in garage. Very attractive lawns and garden area. Full Price $10,850
To view call D. Munro GR 7-1705 or office EV 5-8704.

TAYLOR SPITTAL
621 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

Waterfront

Here is a rare opportunity to acquire a two-bedroom home in immaculate condition. Full basement with rumpus room and oil heat. Full price only $12,950
For viewing phone S. Stephens or Roy Green, EV 4-9755 anytime

OAK BAY
Willows Way

Attractive two-bedroom stucco bungalow, oak floors, O-O-M heat. Close to beach, park, transportation, shops, schools, etc. Suitable for couple or small family. Extra room in basement. Full price $14,250
To view call Glen Robertson, EV 4-9308, EV 4-6833

DUPLEX

Roomy duplex in good rental area. Contains 2 large self-contained suites with separate entrances. Possible revenue of $140 per mo. Payments of $75 per mo after down payment. Total price $10,700
Call Bert Ralph, EV 3-8944 or EV 4-9308

$500 DOWN
North Douglas

2-bedroom stucco bungalow. Close to schools, transportation and shops. Large lot almost ¼ acre, close in. Payments only $60 per mo after low down payment of only $500. Total price $5800
Call Bert Ralph, EV 3-8944 or EV 4-9308

$2500 DOWN
Immediate Possession

OIL HEAT
FULL BASEMENT
BRAND NEW
TWO BEDROOMS
Please call Roy Green or S. Stephens, EV 4-9755 anytime

HEISTERMAN
OAK BAY

Attractive stucco semi-bungalow. LARGE living room and dining room, den with fireplace, three bedrooms, full basement with playroom. Automatic HOT WATER heat, large easily kept garden. $4,500 down $16,800
Mr. Scott EV 3-4161, eves EV 4-0423

FAIRFIELD

Situated within walking distance of city centre and park. This home is older but completely redone. Oil heat, full basement, 2 bedrooms and den, smart kitchen. Spotless outside and in. Full price $9500
Mr. Gaddes, EV 3-4161, Eves. EV 5-7619

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

O YOU LUCKY PEOPLE!
TRY $2,000 DOWN

12 years young, Cedar Hill, magnificent home, 2 bedrms, lovely dining room, basement, close in. Amazing value at $10,700
LOW DOWN PAYMENT
Older home, near Oak Bay. Outside needs a coat of paint, inside is a beautiful renovation, finished modern kitchen, 3 bedrooms. IT'S A STEAL AT $7500
See these for outstanding bargains in homes. These are homes and yet are investments. You can't beat them. So buy them now. Ring K. J. WILLIAMS, EV 5-6741 or GR 6-3718. Northwestern Securities of Victoria Ltd.

THE ROYAL TRUST CO.

Six-room stucco bungalow. Overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating. 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water, three bedrooms 4-pce bath. Full basement. Situated on the corner of the New Island Highway and Wilkinson Road. Price $14,750
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4136 Evenings EV 2-8752

BRENTWOOD

6-room home on (approx.) 2 good acres, fruit trees, etc. Near sea and ferries, approved for auto court. Frontage on two main roads $13,000. Terms.
4-room modern home, heatflater fireplace, approx. 1 acre. Small outbuildings. $7,400. Terms.
Large older type home, 13 rooms, beautiful surroundings, 2½ acres, large trees, etc. $20,000.
3-room secluded bungalow, sea view, all conveniences. $7,900.
See Brentwood Properties
7183 West Saanich Road
Ph. Keating 233

SEA VIEW HOMES — THREE EXCEPTIONAL homes with ocean views, Oak Bay, Ferndale and Saxe Point. For particulars contact R. Newton-White, Douglas Hawkes & Co., 817-A Fort St., EV 4-7125; Res., EV 2-0878.

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

COMFORT AND CONVENIENCE
$3000 CASH

Spotless modern Oil-O-Matic stucco bungalow, ideal for retired couple or small family. Entrance hall to 14x16 LR with FP; 2 large bedrms, 4-pce Pembroke bathroom, utility room with tubs, and 10x14 cabinet kitchen. Attached garage with lots of storage space. Price $10,750
Call George Thorneloe, EV 2-7276; Res. GR 7-2771

BURNSIDE
THREE BEDROOMS

Large living room, spacious kitchen including line, heater, range, bed, TV aerial. Commercial possibilities. Immediate occupancy. Clear title. PRICE $7500
($2,500 will handle)
Ken Sturgeon, EV 2-7276; Res. GR 7-1580

THREE MINUTES TO TOWN
6 ROOMS
$1000 DOWN

This older 2-storey home must be sold quickly as owner is leaving for Ireland. Needs renovating and is in good location for rental. Situated on a 50x140-foot lot in a valuable ground area. Full asking price $5350
Is
Cash offers invited. Contact H. Forrest, EV 2-7276, res. EV 2-0274, or P. Simpson, EV 2-7276, res. EV 5-5542

MOVE IN ONE WEEK

FOUR ROOMS, full basement. Newly decorated, high location, 6 years old. Lot 65'x110'. Another lot 50'x110' available for additional $1,100. Mt. Tolmie, high location. PRICE $9400
Ken Sturgeon, EV 2-7276. Res. GR 7-1580.

NEW NHA
$2316.40 Down

3-BEDROOM, 6-room, 1,100-sq.-ft. full-basement bungalow with Oil-O-Matic heat, drive-in garage and on sewer. PRICE $13,975
Contact Harold Ware, EV 2-7276, res. EV 2-1461

SEE
1220 Altura Place

A delightful, roomy, split-level family home with spacious living room, dining room, mahogany cabinet kitchen plus three bedrooms and colored Pembroke bath with pedestal. Secluded, treed and rocky location. Asking $13,500
but open to offers with substantial down payments. Phil Simpson, ph. EV 2-7276, res. EV 5-5542.

BREATHING SPACE
Cedar Hill Rd

Situated on 1 acre of fruit and oak trees, 3-bedrm home with extra large rumpus room and O-O-M hot water heating. Excellent terms for $16,900
quick sale
Duncan Bingham, EV 2-7276. Res. EV 2-3758.

UPLANDS BORDER

4-year-old, 1,600 sq ft bungalow all in good condition. Living room 20x18 with fireplace, 11x15 dining room, large kitchen with garbage crusher, close to Willows Park. Full basement and oil heat, drive-in garage with extra toilet and sink and shower in basement, 3 bedrooms. Full price $19,900
Contact Harold Ware, EV 2-7276; Res. EV 2-1461

SIX ROOMS HI QUADRA

Situated on HIGH LOT giving a PANORAMIC VIEW and seclusion. GOLDEN OAK FLOORS in 24-ft. LIVING ROOM with lovely fireplace flanked by polished maple bookcases and built-in mantel mirror. A lovely separate family-size dining room, large electric cabinet kitchen with breakfast nook, tiled sink, lots of cupboards. ALL THREE SPACIOUS BEDROOMS have WALK-IN CLOSETS with lights in each. 1,650 feet of floor space. Step-saving plan. Attached garage with added storage space. Oil-O-Matic AC heating. Terms $2,500 down, balance as rent. Priced below cost at $15,960
Hurry, call Bill Ludlow, EV 2-7276; Res. EV 3-5101

UNIVERSITY
$13,950
3 BEDROOMS

This lovely home is situated in the popular University district. Through hall to 3 spacious bedrooms, 4-pce bath. Large living room with fireplace, spacious bright cabinet electric kitchen with loads of storage space and dining area off. Full high basement with drive-in garage and oil heat. To view this and other fine homes in this area, please call Keith Rose, EV 2-7276, res. EV 2-9579.

NHA NEARING COMPLETION
$2540 DOWN

NEW SIX-ROOM stucco, on sewer, oil perimeter heating. Excellent plan. Drive-in garage, full basement. Monthly payment $79.40 plus taxes. Lot 61x110. Price $14,950
Ken Sturgeon, EV 2-7276. Res. GR 7-1580

$500 CASH
$8,500
Opportunity — possession March 1, 1959. Family bungalow with hot-air furnace. Large LR, 2 bedrms, family kitchen and utility room. Separate garage. Good garden lot. Low taxes. Call George Thorneloe EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd.

$500 CASH
$8,500
Opportunity—possession March 1, 1959. Family bungalow with hot-air furnace. Large LR, 2 bedrms, family kitchen and utility room. Separate garage. Good garden lot. Low taxes. Call George Thorneloe, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd.

$13,500. THREE - BEDROOM rancher. Fully landscaped. On quiet street close to schools. Fireplace both living room and family dining room. Electric cabinet kitchen with dining area. Four-piece bathroom with vanity. Utility wired for washer—dryer. Automatic oil heat. Attached garage. Patio. GR 9-4833. No agents please.

GORDON HEAD. SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 2655.

WHITTOME'S
Established 1898

LEGAL SUITE IN BASEMENT

With separate ground-level entrance, picture window. Level entrance to main floor, with approx. 1,150 sq. ft.: 3 bedrooms (1 twin), LR with knotty cedar panelling and raised fireplace. Mahogany panel dining area in smart kitchen. 6 months old, on sewer. Reasonable down payment. Asking $16,250
Vivienne Appleyard, EV 2-4255 anytime.

HAVE NHA LOTS WILL BUILD

To your or our plans, and other NHA 3-bedrm homes under construction. $1,500 to $2,750 down. Good locations and monthly payments about $80 including taxes. Prices from $13,750. Enquire about these. Mr. Drew EV 2-4255 anytime; res., EV 3-4980.

RETIRED?

Good "English type" bungalow. Good district, nice fenced garden. Lovely large LR, 2 bedrms. Close to all conveniences. Clear title.